



TOWN OF THOMPSON

Zoning Board of Appeals

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Minutes: Zoning Board of Appeals

p. 1 of 4

Wednesday, October 13, 2021 at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255

1. Call to order

Chairman Kevin Beno called the meeting to order at 7:00 PM.

2. Roll call and seating of alternates

Chairman Kevin Beno, Jason St. Onge, Kirby Cunha, Leslie Lavallee, Paul Lenky
Geoff Bolte, Ross Dimock

Seating Alternates: None

Staff Present: Cynthia Dunne, Zoning Enforcement Officer; Gloria Harvey, Recording Secretary

3. Public Hearing:

ZBA #21-06, Applicant Christopher and Amanda White, 246 Ravenelle Rd, Map 44, Block 105, Lot 31B, Zone RRAD, variance request from Town of Thompson Regulations, amended 6/21/21, Article 4A, Section 3, 150' Frontage and Setback Requirements, Agricultural, Livestock, non-swine, Variance 50' side setback facing house right, Variance of 70' side setback facing house left.

Homeowner Amanda White stated that they purchased the land with the intention of keeping not more than 50 poultry on the property and at a later date 2 goats. The effective date of regulations that this application was filed are Town of Thompson Zoning Regulations **amended September 20, 2021** Article 4A, Section 3, 150' Frontage and Setback Requirements, Agricultural, Livestock, non-swine. Width of owner's land is approximately 164 ft wide and 2 acres in size. They are requesting a variance of 50 feet on North Side and 75 feet on the South Side. The ZEO commented that the applicants are looking for an agricultural setback variance for the 150' side. All abutters have been notified. The ZEO further stated that the Zoning Regulations prior to Amended Regulations of September 15, 2020 allowed up to 150 poultry (fowl) with no restrictions on front, side and back setback. The September 15, 2020 Regulations eliminated addressing the number of livestock allowed in RRAD Zone. Therefore, her interpretation of the current Amended Regulations for 1 or more keeping

of livestock is to be 150 feet front, side and rear setback. The elimination of the number of livestock in our regulations was on the recommendations of Connecticut Farm Bureau, publication of Connecticut Resource Conservation and Development Area, **Guidance for Connecticut Municipalities**.

Kevin Beno moved and Jason St. Onge seconded the motion to close the Public Hearing. The motion carried unanimously.

4. Discuss Public Hearing and Possible Action:

ZBA #21-06, Applicant Christopher and Amanda White, 246 Ravenelle Rd, Map 44, Block 105, Lot 31B, Zone RRAD, variance request from Town of Thompson Regulations, amended 6/21/21, Article 4A, Section 3, 150' Frontage and Setback Requirements, Agricultural, Livestock, non-swine, Variance 50' side setback facing house right, Variance of 70' side setback facing house left.

Discussion on ZBA Application #21-06 followed. Ross Dimock asked if the Regulations would be revisited in the future because they seem restrictive. ZEO commented that the plan is to address the Regulations once a year. There were no abutters present to speak for or against ZBA Application #21-06.

Kevin Beno moved and Jason St. Onge seconded the motion to accept ZBA Application #21-06 with the condition that the acceptance of this application be limited to 50 chickens and 2 goats.

Jason St. Onge-Yes

Ross Dimock-Yes

Kevin Beno-Yes

Curby Cunha-Yes

Geoff Bolte-Yes

5. Approval of Regular ZBA Meeting Minutes

ZBA Regular Meeting Minutes August 9, 2021

Curby Cunha moved and Geoff Bolte seconded the motion to accept the Regular Meeting Minutes of August 9, 2021. The motion was unanimously approved.

ZBA Special Meeting Minutes September 13, 2021

Jason St. Onge moved and Kevin Beno seconded the motion to accept the Special Meeting Minutes of September 13, 2021. The motion was unanimously approved.

6. Correspondence:

- a. PZC Regular Meeting Minutes September 27, 2021
- b. Town of Thompson ZBA Budget Report September 2021
- c. ZEO Memo, Attachment 1
- d. Town of Webster Zoning Board of Appeals Decision
- e. Town of Webster Zoning Board of Appeals Public Hearing Notice
- f. Calendar Year 2022 Schedule of Meetings
- g. 2022 ZBA Meeting Schedule

Kevin Beno moved and Curby Cunha seconded the motion to accept the 2022 Regular Meeting Calendar Schedule. The motion was unanimously approved.

7. Applications: Appeals and Variances-None

8. Applications Received After Agenda Posted: None

9. Old Business:

64 Linehouse Road-The ZEO spoke with Carlos Bastos and was informed by him that they are getting tires out of the site and as soon as they get tires out people are dropping tires off. The property is still in the executor's name and will not get out of the executor's name until DEEP and the Motor Vehicle Department approves. Currently they are not able to generate any income to offset the expenses they are incurring. The ZEO suggested giving them a Conditional Permit with the condition they are only cleaning up the site. The ZEO has not received any complaints from neighbors. She further stated that Carlos Bastos has a right to be cleaning up the site according to the ZBA.

Curby Cunha questioned the status of the Regulations addressing garages in front of houses and the ZEO responded that issue was addressed and corrected in the Zoning Amendment effective September 30, 2021.

The Board discussed the PZC Commission meeting Shooting Range Public Hearing on 927, 2021.

10. New Business:

Jason St. Onge stated that candidates' night is tomorrow night, October 14, 2021 at 6:30 PM at the Thompson Speedway.

11. Next Meeting

Monday, November 8, 2021, 7:00PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255.

Zoning Board of Appeals Regular Meeting Minutes September 13, 2021

p. 4 of 4

12. Adjournment

Kirby Cuhna moved and Geoff Bolte seconded the motion to adjourn. The motion carried unanimously.

Respectfully Submitted,
Gloria Harvey, Recording Secretary